

UNIT AVAILABILITY

Keystone Enterprise Factory

39 Brunel Way, Thetford, Norfolk, IP24 1HP

The Keystone Enterprise Factory is located only minutes away from the A11, ideally situated between Cambridge, Norwich, Kings Lynn and Bury St Edmunds.

All offices and units have access that is controlled through the use of key cards. The building is available to be accessed 24 hours, seven days per week. There is on site car parking and all offices and units are Cat5e wired.

Ground Floor, Unit 3 (797.61qft / 74.1sqm)

First floor unit accessed by one double door in the Keystone Enterprise Factory. Unit is secured with an individual alarm system maintained by our Security maintenance supplier.

Rent £3988.05 + VAT per annum

Service Charge £2991.04 + VAT per annum

Monthly Rent and Service Charge £581.59 + VAT per month

Service Charge 2.21 %

All prices above exclude VAT which is chargeable at 20%.

THE SMALL PRINT

SERVICE CHARGE: includes use of toilets, electricity and lighting supply to common areas, water supply, the cleaning / maintenance / emergency lighting to common areas, grounds maintenance, security guarding, general office waste collection from site, building insurance, heating, and maintenance of burglar and fire alarms along with their testing.

DEPOSIT: A deposit of three months rent is required to act as security against your lease obligations. This will be held in an interest bearing account for the duration of the lease.

LEGAL FEES: Each party is responsible for their own legal fees. (We issue a standard lease for tenancies over 6 months, up to three months we issue a licence).